

IN RE: PETITION FOR ADMINISTRATIVE \* BEFORE THE  
ZONING VARIANCE  
NE/S Neighbors Avenue, 85 ft. E \* ZONING COMMISSIONER  
of c/l Woodhaven Road  
1503 Neighbors Avenue \* OF BALTIMORE COUNTY  
14th Election District  
7th Councilmanic District \* Case No. 97-133-A  
Anthony D. Sergi, et ux  
Petitioners

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Anthony D. Sergi and Charmane A. Sergi, his wife, for that property known as 1503 Neighbors Avenue in the Hilbrook subdivision of Baltimore County. The Petitioners herein seek a variance from Sections 1B02.3.B and 301.1A of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 2 ft., in lieu of the required 6 ft., for a carport, in a D.R.5.5 zone. The subject property and requested relief is more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

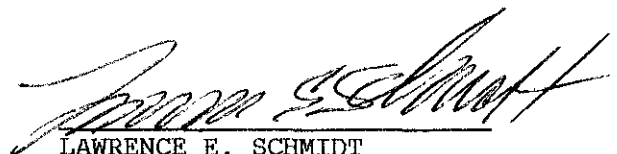
MICROFILMED

upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 24<sup>th</sup> day of October, 1996 that the Petition for a Zoning Variance from Sections 1B02.3.B and 301.1A of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 2 ft., in lieu of the required 6 ft., for a carport, in a D.R.5.5 zone, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The carport shall remain open on the three exposed sides and shall not be enclosed at any time.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

  
LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

LES:mmn

OK. 10/24/96  
Date M. D. Graham  
By

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

October 24, 1996

Mr. and Mrs. Anthony D. Sergi  
1503 Neighbors Avenue  
Baltimore, Maryland 21237

RE: Petition for Administrative Variance  
Case No. 97-133-A  
Property: 1503 Neighbors Avenue

Dear Mr. and Mrs. Sergi:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a printed name and title.

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
encl.

MICROFILMED





# Petition for Administrative Variance

97-133-A

to the Zoning Commissioner of Baltimore County

for the property located at 1503 NEIGHBORS AVE

which is presently zoned DRS-5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3B AND 301.1A, 312R,

TO PERMIT A SIDEYARD SETBACK OF 2' FOR A CARPORT IN LIEU  
OF THE REQUIRED 6'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

SEE REVERSE.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

ANTHONY DOMENIC SERGI  
(Type or Print Name)

Anthony Domenic Sergi  
Signature

CHARMANE ANN SERGI  
(Type or Print Name)

Charmane A Sergi  
Signature

1503 NEIGHBORS AVE 410-866-2234  
Address Phone No.

BALTO. MD. 21237-1621  
City State Zipcode  
Name, Address and phone number of representative to be contacted.

SAME  
Name

Address Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: JW

DATE: 9-24-96

ESTIMATED POSTING DATE: 10-6-96

Printed with Soybean Ink  
on Recycled Paper

ITEM #: 133

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1803 NEIGHBORS AVE  
address  
BALTO. MD 21237-1621  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate hardship or practical difficulty)

I MR. SERGI HAVE ANGLIXA  
MRS SERGI HAS BAD EYE SIGHT  
PIER DRS. DOCUMENTS

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Anthony Domenic Sergi  
(signature)  
ANTHONY DOMENIC SERGI  
(type or print name)



Charmane A. Sergi  
(signature)  
CHARMANE ANN SERGI  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6<sup>th</sup> day of September, 19 96, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Anthony D. Sergi and Charmane A. Sergi

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

9/6/96  
date

Quinn Russell  
NOTARY PUBLIC

My Commission Expires:

1/13/99

97-133-A

**ZONING DESCRIPTION FOR 1503 NEIGHBORS AVENUE**

Beginning at a point on the northeast side of 1503  
Neighbors Avenue which is 60 feet wide at the distance  
of 85 feet of the centerline of the nearest improved  
intersecting street, Woodhaven Road, which is 50 feet  
wide. Being Lot # 3, Block G, Section # B in the  
subdivision of Hilbrook as recorded in Baltimore County Plat  
Book # 24, Folio # 037 containing 0.17 acres. Also known  
as 1503 Neighbors Avenue and located in the 14th Election  
District, 7th Councilmanic District.

133

MICROFILMED

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
SCCELLANEOUS CASH RECEIPT

DATE 9-24-96 ACCOUNT R001-6150

AMOUNT \$ 50.00

RECEIVED FROM: Anthony Seaki 1503 NEWBURY

Privia Inc (010) \$2.00

FOR: \_\_\_\_\_

BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
VALIDATION OR SIGNATURE OF CASHIER

JCm.

MICROFILMED



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 133 Petitioner: ANTHONY SERGI  
Location: 1503 NEIGHBORS RD BALTO, MD. 21237

PLEASE FORWARD ADVERTISING BILL TO:

NAME: \_\_\_\_\_  
ADDRESS: SAME

PHONE NUMBER: 866-2234

*[Handwritten signature]*





# Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: \_\_\_\_\_

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: \_\_\_\_\_

plat book # \_\_\_\_\_, folio # \_\_\_\_\_, lot # \_\_\_\_\_, section # \_\_\_\_\_

OWNER: \_\_\_\_\_



North

date: \_\_\_\_\_  
prepared by: \_\_\_\_\_

Scale of Drawing: 1" = \_\_\_\_\_



Vicinity Map  
North  
Scale: 1"=1000'

## LOCATION INFORMATION

Election District: \_\_\_\_\_

Councilmanic District: \_\_\_\_\_

1"=200' scale map# : \_\_\_\_\_

Zoning: \_\_\_\_\_

Lot size: \_\_\_\_\_  
acreage      square feet

SEWER: ☐ public ☐ private  
WATER: ☐ ☐

Chesapeake Bay Critical Area: ☐ yes ☐ no

Prior Zoning Hearings: \_\_\_\_\_

## Zoning Office USE ONLY!

reviewed by: \_\_\_\_\_ ITEM #: \_\_\_\_\_ CASE#: \_\_\_\_\_

# CERTIFICATE OF POSTING

RE: Case No.: 97-133 A

Petitioner/Developer: MR. & MR. SERGI, ETAL

Date of Hearing/Closing: OCT. 21, 1996

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at #1503 NEIGHBORS AVE

The sign(s) were posted on

10/5/96

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LA.

(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

666-5366

(Telephone Number)

MICROFILMED.







Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 3, 1996

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-133-A (Item 133)

1503 Neighbors Avenue

NE/S Neighbors Avenue, 85' E of c/l Woodhaven Road

14th Election District - 7th Councilmanic

Legal Owner(s): Anthony Domenic Sergi and Charmane Ann Sergi

Post by Date: 10/6/96

Closing Date: 10/21/96

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon  
Director

cc: Anthony and Charrmane Sergi

MICROFILMED





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 18, 1996

Mr. and Mrs. Anthony Sergi  
1503 Neighbors Avenue  
Baltimore, MD 21237-1621

RE: Item No.: 133  
Case No.: 97-133-A  
Petitioner: Anthony Sergi, et ux

Dear Mr. and Mrs. Sergi:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 24, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr.", written over a circular stamp that appears to contain the word "Seal".

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)



BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 10/8/96

FROM: R. Bruce Seeley  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: OCT. 7, 96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:	130	135	147
	131	136	148
	132	142	
	133	146	

RBS:sp

BRUCE2/DEPRM/TXTSBP

MICROFILMED

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 10/07/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF OCT. 07, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 131, 132, 133, 134, 135, 136,  
137, 138, 139, 140, 141, 142, 146 AND 147.

1000

MICROFILMED

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File







**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

10/7/96

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 133 (JCM)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Michael Zind*

Ronald Burns, Chief  
Engineering Access Permits  
Division

*f.r*

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

**MICROFILMED**

B A L T I M O R E   C O U N T Y ,   M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO:        Arnold Jablon, Director  
            Permits and Development  
            Management

DATE:    October 4, 1996

FROM:     Pat Keller, Director  
            Office of Planning

SUBJECT:    Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 131, 132, 133, 134, 135, 138, 140, 141, 142, 146, and 147

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Dary L. Kerns*

PK/JL

MARION C. KOWALEWSKI, M.D.  
INTERNAL MEDICINE  
8604 HARFORD ROAD  
BALTIMORE, MD 21234

97-133-A

8-30-96

Re: Anthony Sergi

Because of Arizona, I agree with  
Mr. Sergi installing a carport onto  
his residence.


M. Kowalewski MD

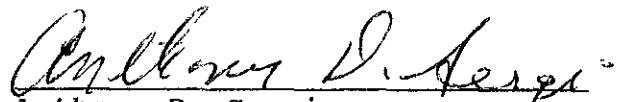
133

MICROFILMED


97-133-A

I, Mr. Joseph Mento, of 1505 Neighbors Avenue, have no objection to Mr. Anthony D. Sergi, of 1503 Neighbors Avenue, building a carport onto his house.

  
Joseph Mento

  
Anthony D. Sergi

State of Maryland  
County of Baltimore

  
LINDA J. RUSSELL

My commission expires 1/13/99.

133

MICROFILMED

1072

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1503 NEIGHBORS AVE see pages 5 & 6 of the CHECKLIST for additional required information

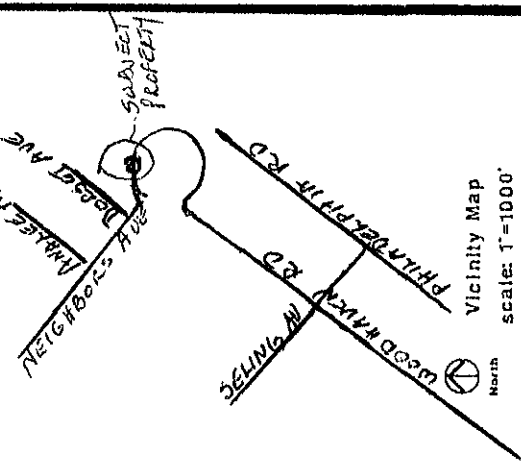
Subdivision name: HILBROOK

plat book # 24, folio # 037, lot # 3, section # B

OWNER: ANTHONY D. CHARMANE A SERGI

97-133-A

SEE ATTACHED SHEET



LOCATION INFORMATION

Election District: 14  
Councilmanic District: 7  
1"=200' scale map#: NE 3E  
Zoning: ORS-5  
Lot size: 0.17 acreage 7718.36 square feet

SEWER: ☒ public ☐ private  
WATER: ☒ public ☐ private  
Chesapeake Bay Critical Area: ☐ yes ☒ no  
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

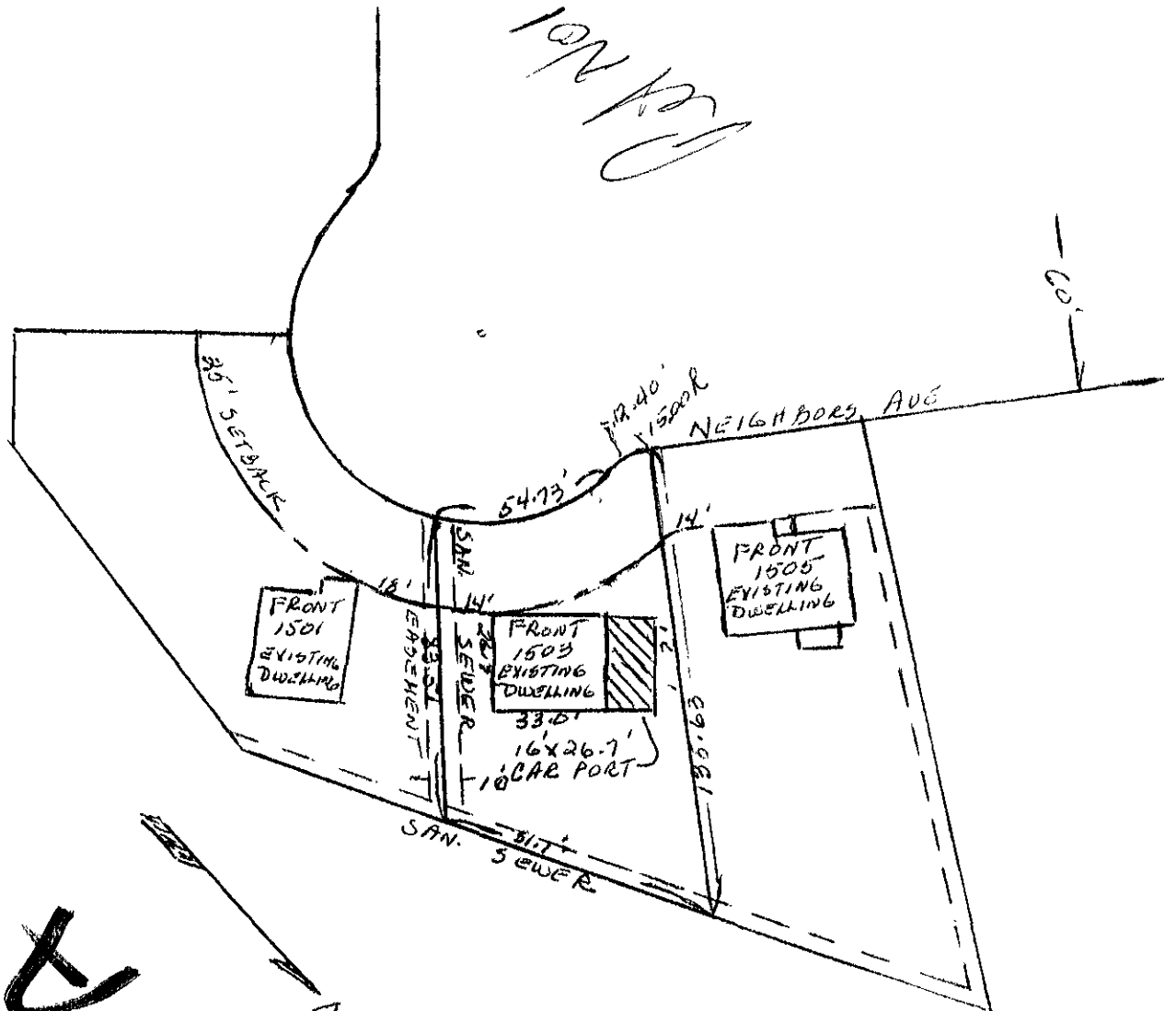
reviewed by: JLM ITEM #: 133 CASE #:

MICROFILMED



North  
date: 9-23-96  
prepared by: J.B.R. Scale of Drawing: 1"=50'

2 of 2



7.31.79

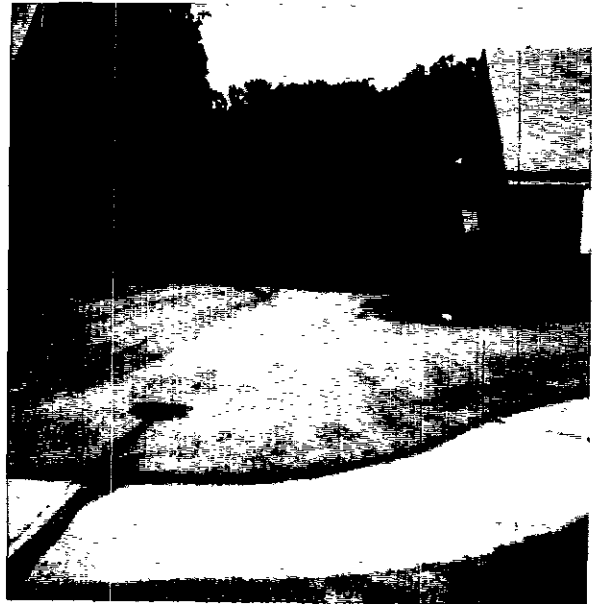
RECEIVED

97-133-A



133

MR & MRS JOSEPH MENDO  
1505 NEIGHBORS AVE



133

1503 NEIGHBORS AVE  
73' TO BACK OF HOUSE  
40" DROP



133

MR. MRS. J.B. RUSSELL  
1508 NEIGHBORS AVE

MICROFILMED

[illegible]



97-133-A

OPHTHALMOLOGY  
ROBERT L. KASPER, M.D.  
DEA  
ROBERT A. LOEB, M.D.  
DEA

EASTPOINT OFFICE PARK  
1105 NORTH POINT BOULEVARD, SUITE 323  
BALTIMORE, MD 21224 (410) 282-5544  
WHITESQUARE PROFESSIONAL BUILDING  
9105 FRANKLIN SQUARE DRIVE, SUITE 313  
BALTIMORE, MD 21237 (410) 574-1991  
BY APPOINTMENT

NAME Charmant Sergi AGE 8/29/86  
ADDRESS \_\_\_\_\_ DATE \_\_\_\_\_

R Mrs. Sergi has corneal  
degeneration in both eyes with  
reduced vision. She has had  
bilateral cataract surgery and  
is treated for glaucoma. I think  
that a contact would be  
very helpful.

REFILL \_\_\_\_\_ TIMES  
☐ LABEL

Robert A. Loeb Robert A. Loeb  
M.D.  
IN ORDER FOR A BRAND NAME PRODUCT TO BE DISPENSED, THE  
PRESCRIBER MUST HAND WRITE "BRAND NECESSARY" OR  
"BRAND MEDICALLY NECESSARY" IN THE SPACE BELOW

OP1444307

133



133

View between 1503+1505  
Neighbors Ave



133

M+M Anthony D. Sergi  
1503 Neighbors Ave

MICROFILMED

ITEM NOS.	QUANTITIES	APPROX.	DESCRIPTION OF ITEM AND PRICES AID (IN WRITTEN WORDS)	UNIT PRICE	AMOUNT
				DOLLS. CTS.	DOLLS. CTS.
			LINEAR FEET OF REMOVAL AND DISPOSAL OF OLD PIPE CULVERTS AND STRUCTURES, ANY SIZE, NOT INCLUDED IN OTHER ITEMS		
19	112		SQUARE YARDS OF 18" THICK CLASS I RIP RAP FOR CHANNEL PROTECTION		
20	112		SQUARE YARDS OF FILTER FABRIC		
			SQUARE YARDS OF REINFORCED CONCRETE, IN. THICK, CLASS PAVED CHANNEL, COMPLETE IN PLACE		
			EACH OF IN. X IN. CUT-IN CONNECTION		
			EACH OF IN. X IN. CUT-IN CONNECTION		
			EACH OF IN. X IN. CUT-IN CONNECTION		
			SQUARE YARDS OF SOLID SODDING		
22	10		SEEDING AND MULCHING SQUARE YARDS OF		
			CUBIC YARDS OF CLASS 2 EXCAVATION		
			CUBIC YARDS OF CLASS 5 EXCAVATION		

CONTRACT NO. J.O. NO.

STORM DRAIN WORK SHEET

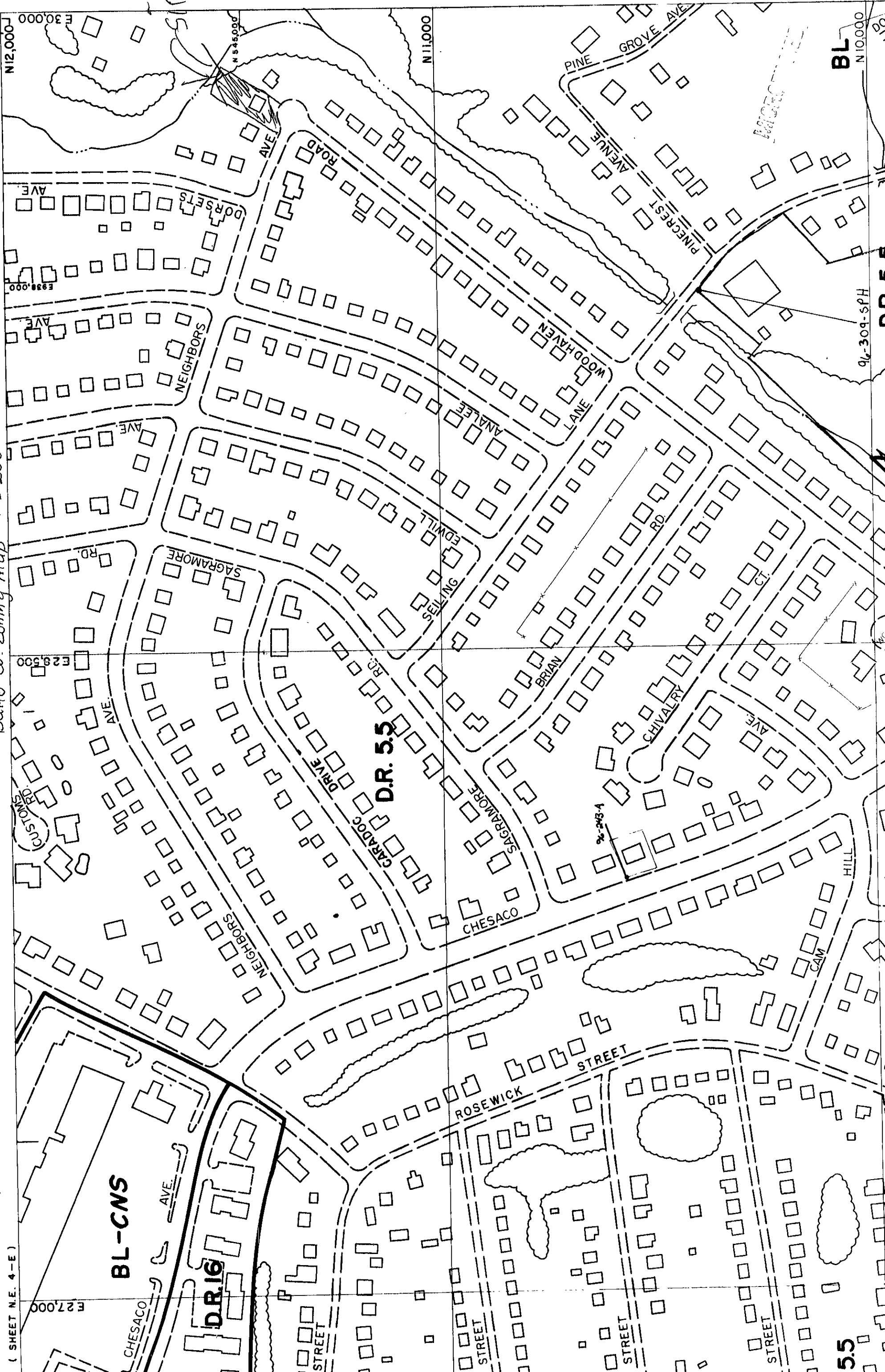
70720

2L7GE  
107GE

NE 3E

NE 3-E  
Balto Co. Zoning Map 1" = 200'

(SHEET N.E. 4-E)



ET N.E. 3-F)

BL  
N 10,000

94-309-SPH

5.5





BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SHEET

LOCATION

SCALE  
1" = 200'

N.E.  
3-E

ROSEDALE  
MICROFILMED

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

PREPARED BY ARI PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401



IN RE: PETITION FOR ADMINISTRATIVE VARIANCE  
NE/S Neighbors Avenue, 85 ft. E  
of 41 Woodhaven Road  
1503 Neighbors Avenue  
14th Election District  
7th Councilmanic District  
Anthony D. Sergi, et ux  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 97-133-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Anthony D. Sergi and Charmaine A. Sergi, his wife, for that property known as 1503 Neighbors Avenue in the Hilbrook subdivision of Baltimore County. The Petitioners herein seek a variance from Sections 1802.3.B and 301.1A of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 2 ft., in lieu of the required 6 ft., for a carport, in a D.R.5.5 zone. The subject property and requested relief is more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 24th day of October, 1996 that the Petition for a Zoning Variance from Sections 1802.3.B and 301.1A of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 2 ft., in lieu of the required 6 ft., for a carport, in a D.R.5.5 zone, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The carport shall remain open on the three exposed sides and shall not be enclosed at any time.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LES:mmm

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

October 24, 1996

Mr. and Mrs. Anthony D. Sergi  
1503 Neighbors Avenue  
Baltimore, Maryland 21237

RE: Petition for Administrative Variance  
Case No. 97-133-A  
Property: 1503 Neighbors Avenue

Dear Mr. and Mrs. Sergi:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner

LES:mmm  
encl.



## Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1503 NEIGHBORS AVE  
which is presently zoned D.R.5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Sections 1802.3.B AND 301.1A, BCZR, TO PERMIT A SIDEYARD SETBACK OF 2' FOR A CARPORT IN LIEU OF THE 6' REQUIRED.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

SEE REVERSE

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Purchaser/Lessee

Type or Print Name

Signature

Address

City

State

Zip Code

Phone No.

Name

Address

City

State

Zip Code

Phone No.

Signature

Name

Address

City

State

Zip Code

Phone No.

Signature

Name

Address

City

State

Zip Code

Phone No.

Signature

Name

Address

City

State

Zip Code

Phone No.

Signature

Name

Address

City

State

Zip Code

Phone No.

Signature

Name

Address

City

State

Zip Code

Phone No.

Signature

Name

Address

City

State

Zip Code

Phone No.

Signature

Name

Address

City

State

Zip Code

Phone No.

Signature

Name

Address

City

State

Zip Code

Phone No.

Signature

Name

Address

City

State

Zip Code

Phone No.

Signature

Name

Address

City

State

Zip Code

Phone No.

Signature

Name

Address

City

State

Zip Code

Phone No.

Signature

Name

Address

City

State

Zip Code

Phone No.

Signature

Name

Address

City

State

Zip Code

Phone No.

Signature

Name

Address

City

State

Zip Code

Phone No.

Signature

Name

Address

City

State

Zip Code

Phone No.

Signature

Name

Address

City

State

Zip Code

Phone No.

Signature

Name

Address

City

State

Zip Code

Phone No.

Signature

Name

Address

City

State

Zip Code

Phone No.

Signature

Name

Address

City

State

Zip Code

Phone No.

Signature

Name

Address

City

State

Zip Code

Phone No.

Signature

Name

Address

City

State

Zip Code

Phone No.

Signature

Name

Address

City

State

Zip Code

Phone No.

Signature

Name

Address

City

State

Zip Code

Phone No.

Signature

Name

Address

City

State

Zip Code

Phone No.

Signature

Name

Address

City

State

Zip Code

Phone No.

Signature

Name

Address

City

State

Zip Code

Phone No.

Signature

Name

Address

City

State

Zip Code

Phone No.

Signature

Name

Address

City

State

Zip Code

Phone No.

Signature

Name

Address

City

State

Zip Code

Phone No.

Signature

Name

Address

City

State

Zip Code

Phone No.

Signature

Name

Address

City

State

Zip Code

Phone No.

Signature

Name

Address

City

State

Zip Code

Phone No.

Signature

Name

Address

City

State

Zip Code

Phone No.

Signature

Name

Address

City

State

Zip Code

Phone No.

Signature

Name

Address

City

State

Zip Code

Phone No.

Signature

Name

Address

City

State

Zip Code

Phone No.

Signature

Name

Address

City

State

Zip Code

Phone No.

Signature

Name

Address

City

State

Zip Code

Phone No.

Signature



# CERTIFICATE OF POSTING

RE: Case No.: 97-133A  
 Petitioner/Developer: MEYER, SERGI, ETAL

Date of Hearing/Closing: OCT. 21, 1996

Baltimore County Department of  
 Permits and Development Management  
 County Office Building, Room 111  
 111 West Chesapeake Avenue  
 Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at #1503 NEIGHBORS AVE

The sign(s) were posted on 10/5/96  
 (Month, Day, Year)

Sincerely,

Patrick M. O'Keefe  
 (Signature of Sign Poster and Date)

PATRICK M. O'KEEFE  
 (Printed Name)

523 PENNY LA.  
 (Address)

HUNT VALLEY, MD. 21030  
 (City, State, Zip Code)

666-5366  
 (Telephone Number)

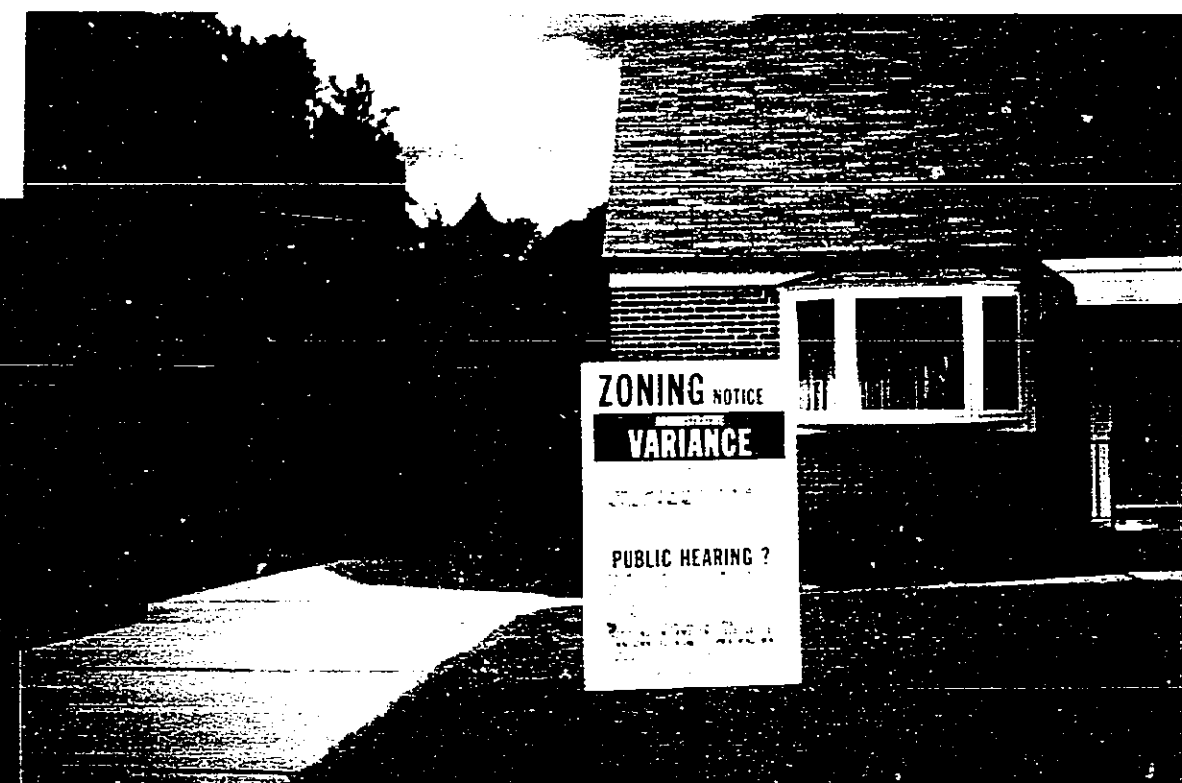


Exhibit A

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 10-6-96

Format for Sign Printing, Black Letters on a White Background:

## ZONING NOTICE

### ADMINISTRATIVE VARIANCE

Case No.: 97-133A

TO PERMIT A SIDEYARD SETBACK OF 2'  
FOR A CARPORT IN LIEU OF THE  
REQUIRED 6'.

### PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,  
 AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING  
 CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS  
 RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON

10-21-96  
 ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF  
 PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,  
 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

996  
 pmd.doc



Baltimore County  
 Department of Permits and  
 Development Management

Development Processing  
 County Office Building  
 111 West Chesapeake Avenue  
 Towson, Maryland 21204

October 3, 1996

#### ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-133-A (Item 133)  
 1503 Neighbors Avenue  
 NE/S Neighbors Avenue, 85' E of c/1 Woodhaven Road  
 14th Election District - 7th Councilmanic  
 Legal Owner(s): Anthony Dominic Sergi and Charmene Ann Sergi  
 Post by Date: 10/6/96  
 Closing Date: 10/21/96

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Carl Jablon  
 Director

Arnold Jablon  
 Director

cc: Anthony and Charmene Sergi

Printed with Soybean Ink  
 on Recycled Paper



Baltimore County  
 Department of Permits and  
 Development Management

Development Processing  
 County Office Building  
 111 West Chesapeake Avenue  
 Towson, Maryland 21204

October 18, 1996

Mr. and Mrs. Anthony Sergi  
 1503 Neighbors Avenue  
 Baltimore, MD 21237-1621

RE: Item No.: 133  
 Case No.: 97-133-A  
 Petitioner: Anthony Sergi, et ux

Dear Mr. and Mrs. Sergi:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 24, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

Carl Richards, Jr.  
 W. Carl Richards, Jr.  
 Zoning Supervisor

WCR/re  
 Attachment(s)

Printed with Soybean Ink  
 on Recycled Paper

## BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM  
 FROM: R. Bruce Seeley  
 Permits and Development Review  
 DEPRM  
 SUBJECT: Zoning Advisory Committee  
 Meeting Date: OCT. 7, 96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 130 135 147  
131 136 148  
132 142  
133 146

RBS:sp

BRUCE2/DEPRM/TXTSBP

Baltimore County Government  
 Fire Department



700 East Joppa Road  
 Towson, MD 21286-5500

Office of the Fire Marshal  
 (410) 887-4880

DATE: 10/07/96

Arnold Jablon  
 Director  
 Zoning Administration and  
 Development Management  
 Baltimore County Office Building  
 Towson, MD 21204  
 MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF OCT. 07, 1996.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 146 AND 147.

REVIEWER: LT. ROBERT P. SAUERWALD  
 Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed with Soybean Ink  
 on Recycled Paper



Maryland Department of Transportation  
 State Highway Administration

David L. Winstead  
 Secretary  
 Parker F. Williams  
 Administrator

RE: Baltimore County  
 Item No. 133 (JCH)

Ms. Roslyn Eubanks  
 Baltimore County Office of  
 Permits and Development Management  
 County Office Building, Room 109  
 Towson, Maryland 21204

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Michael Zind  
 Ronald Burns, Chief  
 Engineering Access Permits  
 Division

BS/es

My telephone number is \_\_\_\_\_  
 Maryland Relay Service for Impaired Hearing or Speech  
 1-800-735-2259 Statewide Toll Free  
 Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
 Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
 Permits and Development  
 Management  
 DATE: October 4, 1996  
 FROM: Pat Keller, Director  
 Office of Planning  
 SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 131, 132, 133, 134, 135, 138, 140, 141, 142, 146, and 147

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: Jeffrey W. Long  
 Division Chief: Bary L. Kerns

PK/JL

ITEM131/PZONE/ZAC1



MARION C. KOWALEWSKI, M.D.  
INTERNAL MEDICINE  
8604 HARFORD ROAD  
BALTIMORE, MD 21234

97-133-A

8-30-96

Mr. Anthony Sergi

Because of Angina, I agree with  
Mr. Sergi installing a carport onto  
his residence.

Mr. Kowalewski

133

97-133-A

I, Mr. Joseph Mento, of 1505 Neighbors Avenue, have no  
objection to Mr. Anthony D. Sergi, of 1503 Neighbors Avenue,  
building a carport onto his house.

Joseph Mento

Anthony D. Sergi

State of Maryland  
County of Baltimore

Linda J. Russell

My commission expires 1/13/99.

133

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1503 NEIGHBORS AVE  
Subdivision name: HILBROOK  
Lot size: 24,000 sq. ft. (0.55 acre)  
OWNER: ANTHONY D. CHARMANT A SERGI

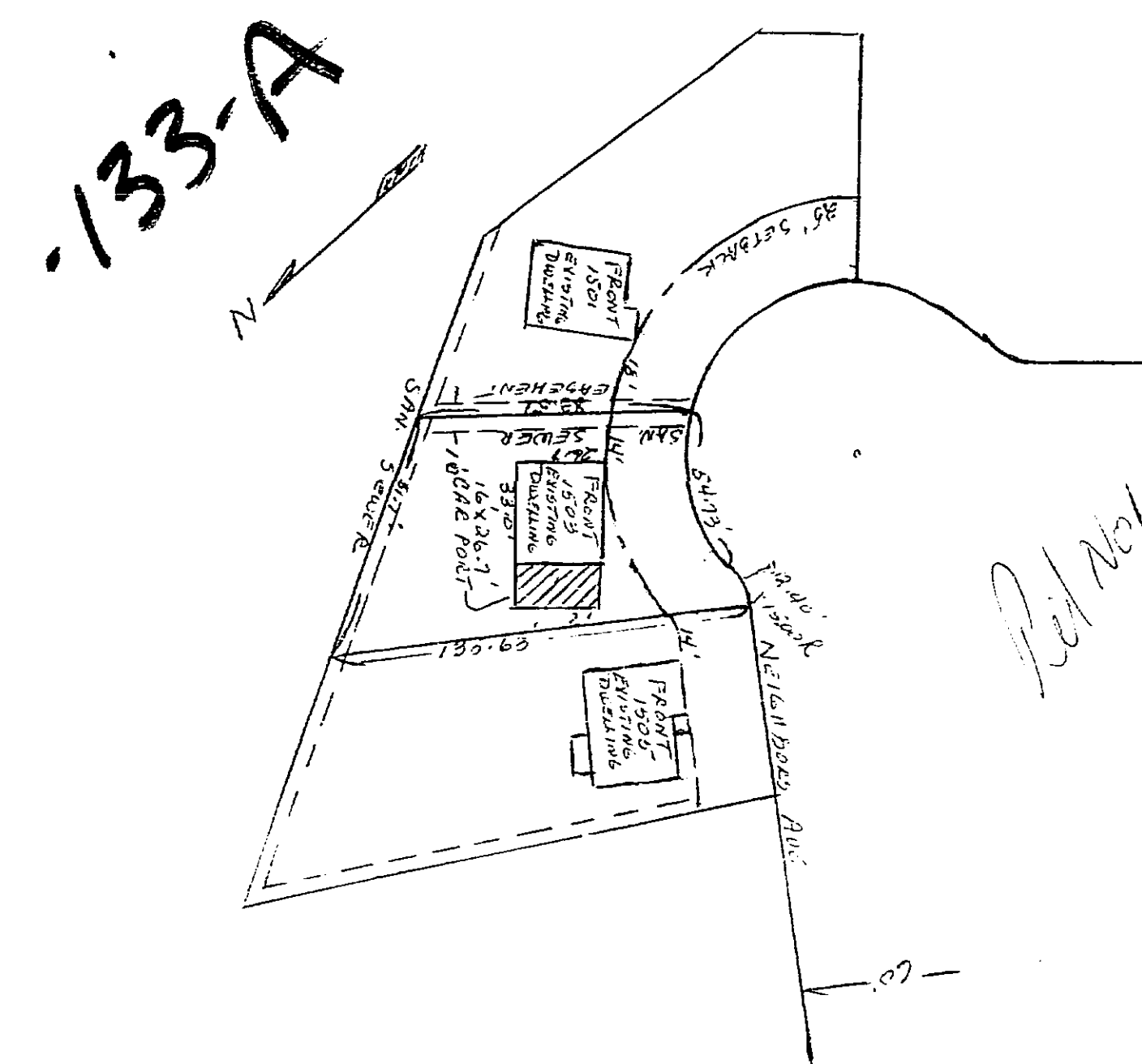
SEE ATTACHED SHEET

North  
date: 9-23-96  
prepared by: J.B.R. Scale of Drawing: 1"=50'

LOCATION INFORMATION  
Election District: 14  
Councilmanic District: 7  
1"=200' scale map: NE 3E  
Zoning: DR 5.5  
Lot size: 24,000 sq. ft.  
acreage: 0.55

SEWER: ☒  
WATER: ☒  
Chesapeake Bay Critical Area: ☒  
Prior Zoning Hearings: None

Zoning Office USE ONLY!  
reviewed by: J.B.R. ITEM # CASE #



2 of 2

97-133-A



133

MR. & MRS. JOSEPH MENTO  
1505 NEIGHBORS AVE



133

1503 NEIGHBORS AVE  
73' TO BACK OF HOUSE  
40' DROP



133

MR. MRS. J.B. RUSSELL  
1516 NEIGHBORS AVE

97-133-A

OPHTHALMOLOGY  
ROBERT A. LEE, M.D.  
1100 NORTH POINT BELLEVUE DRIVE, SUITE 303  
BALTIMORE, MD 21224  
WATTS SQUARE PROFESSIONAL BUILDING  
8105 FRANKLIN SQUARE DRIVE, SUITE 312  
BALTIMORE, MD 21237

NAME: Charmant Sergi  
ADDRESS: 1503 NEIGHBORS AVE  
DATE: 9/23/96

REFILL: ☒ LABEL: ☒

133



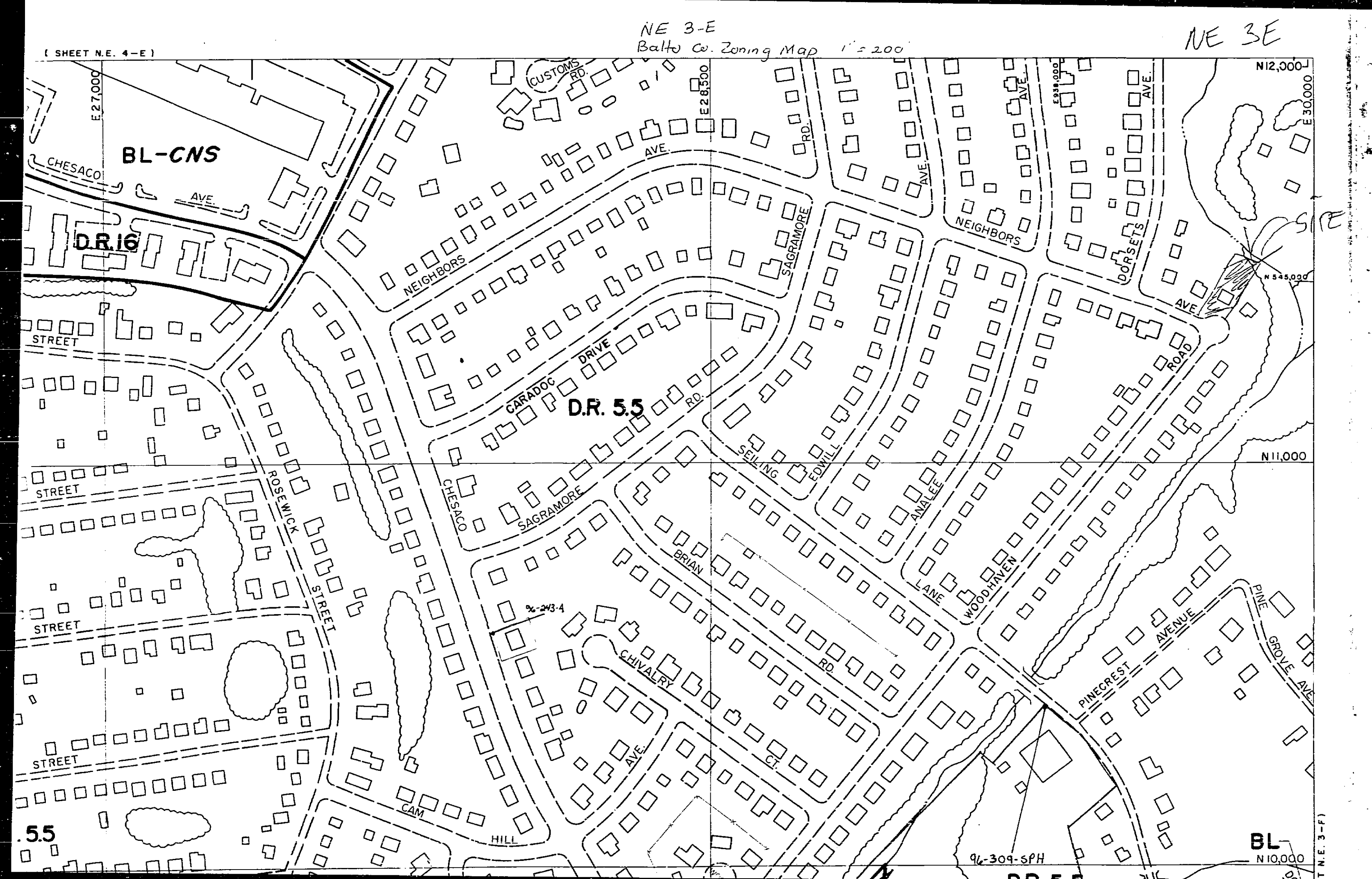
133

View between 1503 & 1505  
Neighbors Ave



133

M+M Anthony D. Sergi  
1503 Neighbors Ave







BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE  
1" = 200' ±

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION  
ROSEDALE

SHEET  
N.E.  
3-E

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401